

**IDAHO FALLS REDEVELOPMENT AGENCY**  
**P.O. BOX 50220**  
**IDAHO FALLS, IDAHO 83405-0220**

January 17, 2013

Regular Meeting  
Minutes

Annex Conference Room

**Call to Order:** Chair Barnes called the meeting to order at 12:08 p.m.

**Members Present:** Chair Bob Barnes, Terri Gazdik, Tom Hally, Linda Martin, Lee Radford, Lee Staker, and Brent Thompson.

**Members Absent:**

**Also Present:** Ryan Armbruster, Legal Counsel (via phone); Renée Magee, Agency Executive Director; Ida Hardcastle, City Council; Thane Sparks, Agency Treasurer; Brad Cramer, Assistant Planning Director; and Debra Petty, Recording Secretary.

**Approval of Minutes:** Radford moved to approve the minutes of December 20, 2012, as presented. Motion seconded by Thompson and passed.

**Approval of Bills:** Chair Barnes presented the finance report dated January 17, 2013. The following bills were presented to be paid from the River Commons Allocation Fund: Elam & Burke, \$425.50. The following bills were presented to be paid from the Snake River Allocation Fund: Elam & Burke, \$2,356.50; Kevin Machen, \$140.00; Rudd & Company, \$2,500.00.

**Staker moved to approve the bills as read. Motion seconded Radford and passed.**

**Confirmation of Elections:** At the December meeting, Radford was elected chair, Barnes was elected vice-chair, and Gazdik was elected Secretary-Treasurer. Barnes called for a motion to confirm the election of officers. **Moved by Hally to ratify the results of the December elections. Motion seconded by Martin and passed.** Radford took over the meeting as chair.

**Request of Taylor Crossing for Extension of Road Construction Policy:** Magee explained she placed this item on the agenda since she anticipated Taylor Crossing would attend with additional information as to ownership. Taylor Crossing requested the Agency fully participate in the construction of Riverwalk Drive until December 31, 2013 and provide written confirmation of this extension. Armbruster suggested the Agency request from Taylor Crossing a status of their project in writing, a listing of the other entities involved in ownership of the project area, and the role of each entity. This request for information should be answered prior to the Agency providing a written commitment to Taylor Crossing to extend participation in the construction of Riverwalk Drive. This request is necessary to assure the correct entity is reimbursed for expenses. Radford does not favor granting further extensions without Taylor Crossing presenting a solid plan for construction. Martin wants to be proactive and is in favor of working directly with property owners on either side of the road from Cooper Norman to the hotel. **Barnes moved to draft a letter to Taylor Crossing listing conditions necessary for a letter of continued financial support for construction of Riverwalk Drive. Motion seconded by Staker and passed.** Gazdik recused herself due to conflict of interest.

**Parking Improvements Downtown:** Magee said the city has budgeted \$500,000 for construction of a parking lot on Union Pacific property south of Elm Street. This parking lot will provide ninety-three parking spaces to serve the downtown area as well as the Museum of Idaho and State offices. This parking lot will also improve the entrance to downtown. In the next month, the Mayor may request Agency participation in the amount of \$200,000 towards this parking lot. This parking lot is part of the plan to replace parking on Memorial Drive. Magee told Staker the project includes crosswalks, handicapped ramps, sidewalks, and curb and gutter replacement. Martin said the Museum is expanding and wishes to use the parking lot for tour buses and school buses. Magee suggested cordoning off temporary bus parking with cones: during other times, conventional parking spaces may be used for vehicles. Ida explained the Museum has an arrangement with the convenience store on Elm Street to park buses south and east of the store. There is also an arrangement with the Methodist church for additional parking. Staker said the addition of a sidewalk on the east side of Yellowstone from E Street to 19<sup>th</sup> Street will do much to serve the public. Magee told Gazdik the parking lot is on property owned by Union Pacific. The city has a long-term lease with Union Pacific for use of the land. Consensus of the members is the project will improve surrounding property values. Armbruster said, although the parking lot is outside the district, it will serve the project area. There are few other alternatives for additional downtown parking and the Agency will not be the lead agency. It will be participating with the City of Idaho Falls. Magee told Gazdik the funds will come from the Snake River Allocation Fund.

**Legislative Updates:** Armbruster said the proposed legislation with the largest potential impact on urban renewal agencies, at this point, is the full or partial repeal of the personal property tax. The State Tax Commission has issued a report showing the extent of the impact on each agency. The issue has become more complex with the Governor's statement linking local option taxes to replacement of lost personal property tax. He said entities throughout the state will lose substantial sums of money and it is difficult to know how a local option tax or sales tax will generate revenue. He told Hally the *Statesman* editorials have focused on the mechanism for replacement of lost revenue and the use of local option tax as a replacement source rather than an enhancement source.

**Redevelopment Association of Idaho:** Magee said the Association did not hold a legislative meeting yesterday. She said Kathleen Sims may return with the bill presented last year dealing with the election of urban renewal agency board members. Armbruster added a bill totally repealing eminent domain by urban renewal agencies was introduced last year but never made it through the Senate. He said, if urban renewal entities do not have eminent domain authority, they may lose the ability to issue tax exempt debt.

**Miscellaneous:** Radford asked what public comment has been concerning the Memorial Drive project. Members said comments from the public have been very positive. Magee said Roger Christiansen, County Commissioner, has made a request for some of the two-hour parking spaces to be designated all day spaces. His concerns will be addressed later in the year when parking counts can be done. In response to Gazdik, she confirmed the public likes the parking on Constitution Way.

Staker said Grow Idaho Falls has approached the County Commissioners to waive taxes for some businesses moving into the urban renewal area. He understands personal property tax is a source of revenue for urban renewal districts. The County will ask for a letter from the urban renewal agency when the County receives requests for waiving real and personal property taxes in the district. Waiving taxes will affect the increased value of the district. Staker said presently the Commissioners have no formal process for considering requests to reduce or waive taxes but, in initial discussions, they are tying the request to certain infrastructure improvements.

The meeting adjourned at 12:55 p.m.

Respectfully submitted,

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Debra Petty, Recording Secretary